WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/27/06 10:25 2 pgs
Fees:13.00 Taxes:1328.30

20060227-0022158

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

B-4916

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Stringfellow IV	Pinnacle National Bank	116-04-0-145.00
(NAME)	(NAME)	
604 Estes Road	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, Tennessee 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kathleen Sawyer Atkisson, Individually and as Executrix of the Estate of Marguerite M. Sawyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Stringfellow IV and wife, Ashley Stringfellow, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Block "A" marked W.W. Hart's Residence on the Plan of W.W. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, and shown as Lot No. 7 on the unrecorded Map of a Subdivision of Block "A" and described according to a copy of a survey made March 10, 1951, by T. R. Sanford, Surveyor, as follows:

Beginning at an iron pin on the easterly margin of Estes Avenue, 300 feet south of a spike in the south margin of Woodlawn Avenue; thence southwardly, along the easterly margin of Estes Avenue, 95 feet to the northerly margin of an alley; thence with the margin of said alley, eastwardly 200 feet to a point; thence northwardly 95.4 feet, more or less, to the corner of Lots 6 and 7; thence with the line between said lots westerly 204.8 feet to the beginning.

Being the same property conveyed to Marguerite Sharpe McKinney by deed from Lomie Ada McKinney, of record in Book 3251, page 187, said Register's Office, and being the same property vested in Kathleen Sawyer Atkisson under the Last Will and Testament of Marguerite M. Sawyer, Case No. 05-P-1267, and filed of record in Instrument No. 5913/2009040, Probate Court Clerk's Office for Davidson County, Tennessee.

Marguerite Sharpe McKinney, Marguerite Sawyer and Marguerite Sharpe McKinney Sawyer are one and the same person.

The Grantor does hereby warrant, covenant and certify that the subject property is not her homestead as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ Property, known as 604 Estes Road, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever

defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of February, 2006.

Kathleen Sawyer Atkisson, Individually and as
Executrix of the Estate of Marguerite M. Sawyer

STATE OF The District of
COUNTY OF Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Sawyer Atkisson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at The District of Columbia this 22nd day of February, 2006..

Commission expires:

JOAN T. COBB
NOTARY
PUBLIC
DISTRICT OF
COLUMBIA

Notary Public
My Commission Expires April 30, 2009

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027